

# Biedenbach Surveying, Inc.

Surveying and Mapping

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SANDRA CONRAD AND WILMA J. RILEY  
AUDITORS PARCEL NUMBER 44-44-54-01-28-000 (ALL)

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2, RANGE 8, OF THE UNITED STATES MILITARY LANDS, MUSKINGUM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SAID QUARTER, 1289.00 FEET (BY DEED) TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE JAMES PIATT, ET. AL., LANDS AS DESCRIBED IN DEED BOOK VOLUME 411, PAGE 551 OF THE MUSKINGUM COUNTY DEED RECORDS;

THENCE WITH THE NORTH LINE OF THE SAID PIATT TRACT, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 626.00 FEET (BY DEED) TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF TOWNSHIP ROAD 644 AND CENTERLINE OF COUNTY ROAD 2;

THENCE WITH THE CENTER OF SAID COUNTY ROAD 2, SOUTH 05 DEGREES 30 MINUTES 00 SECONDS EAST 245.77 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO L. AND K. EDGELL (VOLUME 1856, PAGE 480), NORTH 84 DEGREES 31 MINUTES 58 SECONDS EAST 204.82 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 25.00 FEET;

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO J. AND K. PYATT (VOLUME 759, PAGE 130), SOUTH 89 DEGREES 57 MINUTES 13 SECONDS EAST 120.00 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SOUTH LINE OF THE SAID PYATT TRACT, SOUTH 05 DEGREES 47 MINUTES 53 SECONDS EAST 88.48 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO W. LEWIS (VOLUME 1539, PAGE 32), SOUTH 84 DEGREES 30 MINUTES 00 SECONDS WEST 324.71 FEET TO A POINT IN THE ABOVE SAID COUNTY ROAD 2, PASSING AN EXISTING IRON PIN AT 299.71 FEET;

THENCE WITH THE CENTER OF SAID COUNTY ROAD, NORTH 05 DEGREES 30 MINUTES 00 SECONDS WEST 100.19 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.730 MORE OR LESS ACRES. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 2 AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923-PS7923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY AND DEED OF THE 0.52 ACRE AND THE 0.21 ACRE TRACTS CONVEYED TO SANDRA CONRAD AND WILMA J. RILEY BY DEED VOLUME 1681, PAGE 563 OF THE MUSKINGUM COUNTY DEED RECORDS.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 6<sup>TH</sup> DAY OF OCTOBER 2006.

**NOT RECORDABLE**  
**OFFICE COPY**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

*[Signature]* 10/12/2006

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 10/12/2006

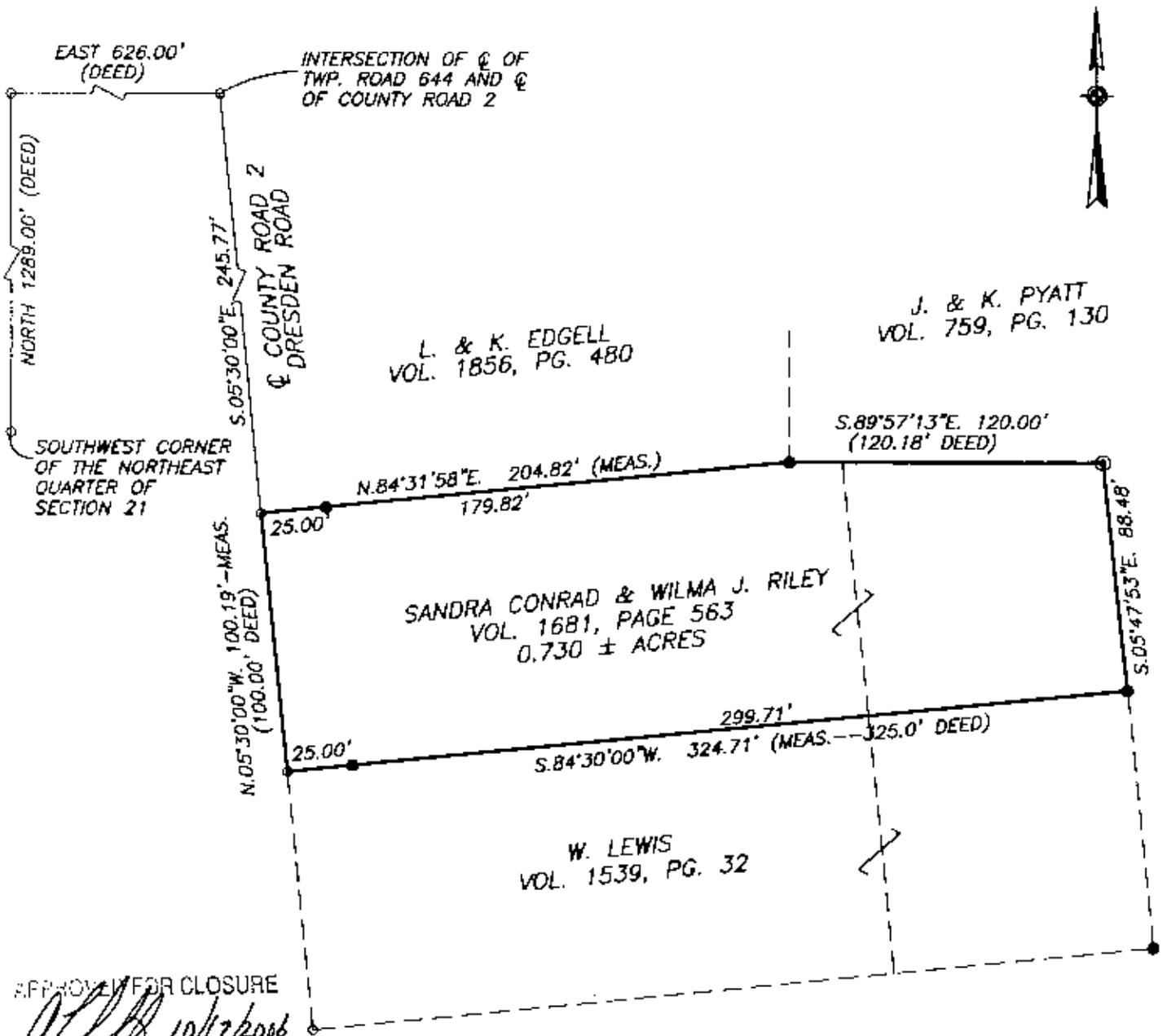
**OFFICE COPY**  
**NOT RECORDABLE**

# SURVEY FOR M. NORTHRUP-CONRAD/RILEY

AUDITORS PARCEL NUMBER  
44-44-54-01-28-000 (ALL)

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BEARINGS ARE BASED ON THE PREVIOUS SURVEY AND DEED OF THE 0.52 ACRE AND 0.21 ACRE TRACTS CONVEYED TO SANDRA CONRAD AND WILMA J. RILEY BY DEED VOLUME 1681, PAGE 563 OF THE MUSKINGUM COUNTY DEED RECORDS.



APPROVED FOR CLOSURE  
*[Signature]* 10/13/2006

EXEMPT FROM  
PLANNING COMMISSION

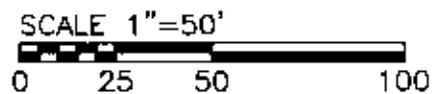
*[Signature]* 10/13/2006

**RESEARCH**

DEED VOL. 759, PG. 130  
DEED VOL. 1681, PG. 563  
PREVIOUS SURVEY OF A 1.17 AC. TRACT  
COMPLETED APRIL 2, 2004 BY L.P. DINAN  
PS 5451  
MUSKINGUM COUNTY GIS AND TAX MAPS

**LEGEND**

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 6th DAY OF OCTOBER, 2006.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

**BIEDENBACH SURVEYING, INC.**

3010 EAST PKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@es.net

DRAWN BY: MDN	DATE: 10-06-06	SCALE: 1"=50'	
CHECKED BY: MDN	JOB NO: 5237	DRAWING NO:	C:\JOB\FOLDERS\5237